



**ALEX SMITH & Co.**  
CHARTERED SURVEYORS AND ESTATE AGENTS

**HODGE HILL**  
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## 8 Regent Walk, Ward End, Birmingham B8 2BP

### Price £92,000

REDUCED BY £23,000

A leasehold 1 bedroom first floor flat with majority UPVC double glazing. In need of modernisation and redecoration, ideal purchase for a buy-to-let investor. 84 Years Left on the Lease. £10 ground rent and £300 service charges per year. 125 years from 18 October 1982. 82 years remaining



Regent Walk is located on the corner of Bromford Lane and St Margarets Avenue.

The flats are located behind a communal foregarden area and pathway approach leading to the block.

### THE ACCOMMODATION BRIEFLY COMPRISES

#### COMMUNAL ENTRANCE AND STAIRCASE LEADING TO FIRST F

#### FRONT DOOR ENTRANCE

#### RECEPTION HALL

Meter cupboard, airing cupboard housing the lagged hot copper cylinder water tank. Storage cupboard.

#### LOUNGE (FRONT)

13'10 x 10'7 (4.22m x 3.23m)

UPVC double glazed window.

#### KITCHEN (REAR)

10'7 x 9'10 (3.23m x 3.00m)

Single drainer stainless steel sink unit with double door base unit below. Further 2 single door and a 3 drawer base unit, double door wall unit, full height pantry, UPVC double glazed window.

#### BEDROOM 1 (FRONT)

11'6 x 9'3 (3.51m x 2.82m)

UPVC double glazed window.

#### BATHROOM

6'9 x 5'2 (2.06m x 1.57m)

Panelled in bath with shower fitment over, wash hand basin, low flush w.c.

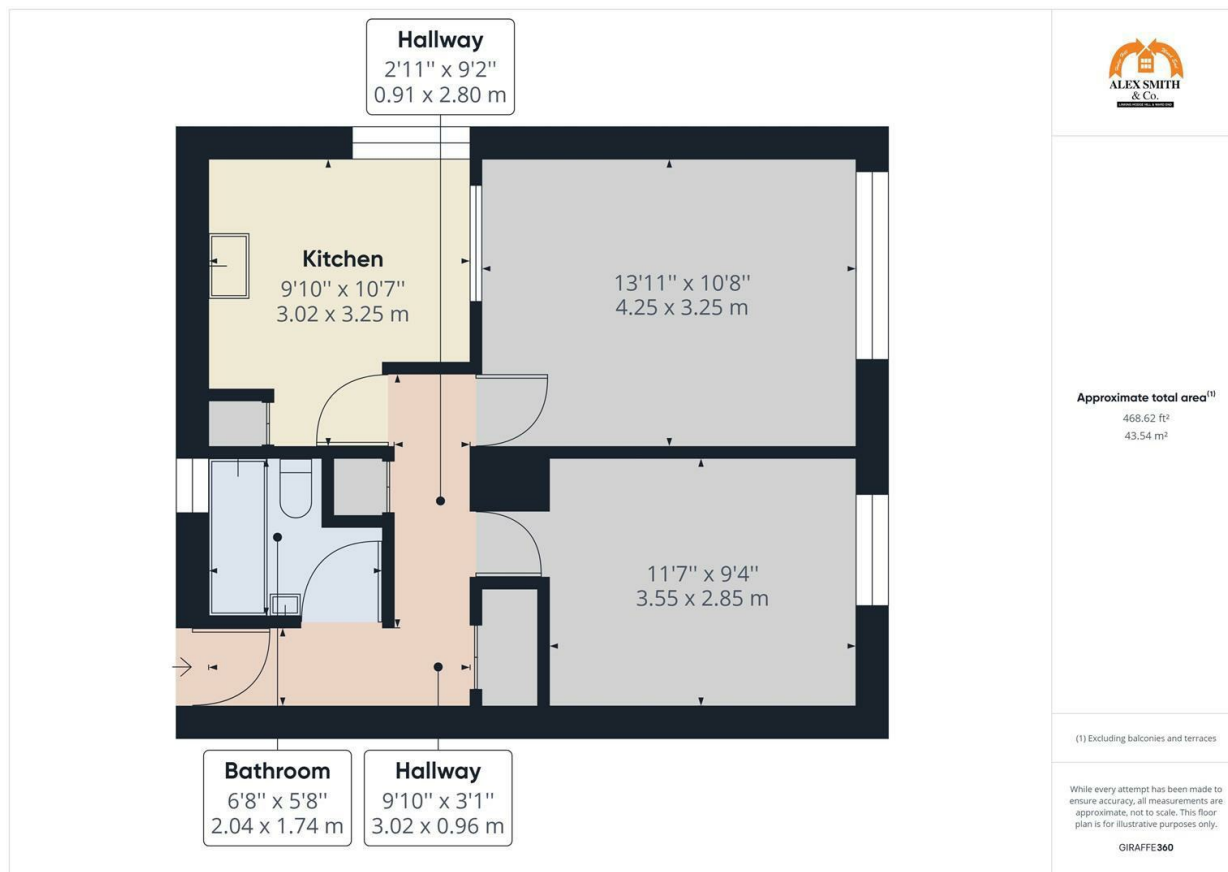
#### OUTSIDE

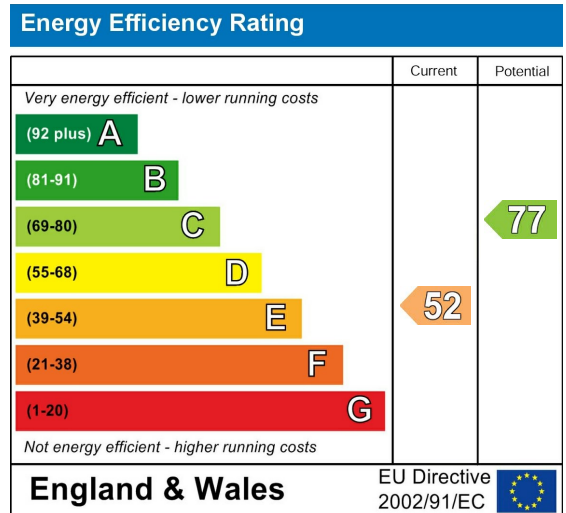
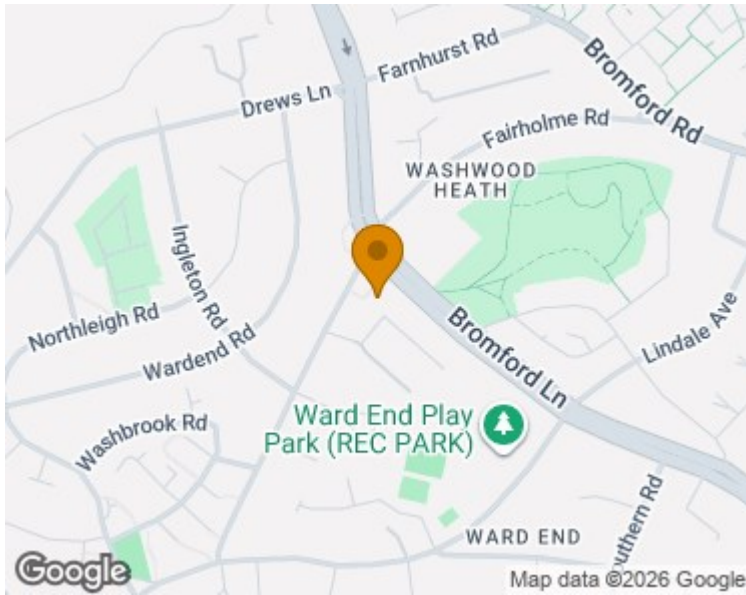
Drying area and communal gardens.

Lockable brick built shed.

#### COUNCIL TAX BAND:

This Property falls into Birmingham Council Tax Band A Council Tax Payable Per Annum £1,205.50 Year 2022/23





**TENURE:** We are advised that the property is Leasehold, however we are seeking formal confirmation of this from our Vendor Client's Solicitors.

**SERVICES:** Mains drainage, gas, electricity and water are connected together with gas fired central heating and telephone, subject to BT/ Cable Regulations

**VIEWING:** By appointment with the Vendors Agents, Messrs Alex Smith and Company on 0121 784 6660 (Hodge Hill)

**PROPERTY MISDESCRIPTION ACT:** The Agents have not tested any apparatus, equipment, fixture, fittings or services and so cannot verify that they are in working order or fit for their purpose. The Purchaser should obtain verification through their Solicitor or Surveyor.



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